

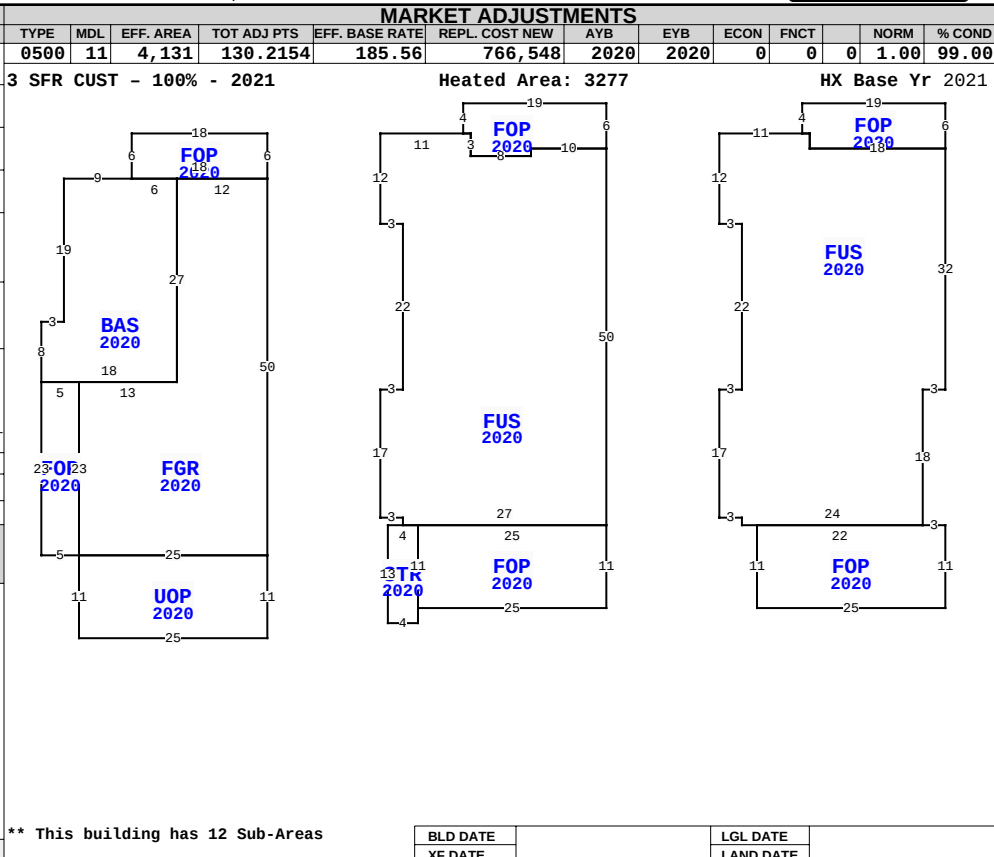


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	3. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	429	100	429	78,809
FGR	899	55	494	90,750
FOP	108	30	32	5,879
FOP	112	30	34	6,246
FOP	115	30	34	6,246
FOP	120	30	36	6,613
FOP	275	30	82	15,064
FOP	275	30	82	15,064
FUS	1,401	100	1,401	257,370
FUS	1,447	100	1,447	265,820
TOTALS	5,508		4,131	758,883

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	662.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	576.00	SF	10.00	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
4	1076	TRELLIS A	0 100	0	0	84.00	SF	7.50	



** This building has 12 Sub-Areas

729 OCEAN AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	662.00	SF	10.00	10.00	100	2020	2020	3	99	6,554	
2	0855	CONC PAVER	0 100	0	0	576.00	SF	10.00	10.00	100	2020	2020	3	99	5,702	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
4	1076	TRELLIS A	0 100	0	0	84.00	SF	7.50	7.50	100	2020	2020	3	95	599	

LAND DESCRIPTION									TOTAL OB/XF							14,835		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000	
2	000120	C	SFR OCN FT	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000	
REVIEW DATE		06/17/2020		BY DJ		Total Acres: 0.00			Total Land Value: 925,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										758,883		
TOTAL MARKET OB/XF VALUE										14,835		
TOTAL LAND VALUE - MARKET										925,000		
TOTAL MARKET VALUE										1,698,718		
SOH/AGL Deduction										301,963		
ASSESSED VALUE										1,396,755		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										1,346,755		
TOTAL JUST VALUE										1,698,718		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,538,931		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190022	NEW CONSTR	0	01/11/2019
012321	DEMOLITION	12,000	10/23/2001
012322	DEMOLITION	6,000	10/23/2001
9803-B	REPAIR/RRF	1,420	05/07/1996
9365-B	REPAIR/RRF	900	10/16/1995
7103	REPAIR/RRF	1,500	06/17/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2154/0732	10/16/2017	MS	U	V	11	0	
GRANTOR: AGRONOW DAN & BECKY							
GRANTEE: AGRONOW DAN & BECKY							
2141/0209	7/25/2017	WD	U	V	11	100	
GRANTOR: AGRONOW DAN & BECKY							
GRANTEE: ROBINSON ANTONIO							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2020] W18 S6 BAS=[YR=2020] W9 S19 W3 S8 FOP=[YR=2020] S23 E5 UOP=[YR=2020] S11 E25 N11 FGR=[YR=2020] N50 W12 S27 W13 S23 E25\$ W25\$ N23 W5\$ E18 N27 W6\$ E18 N6\$ PTR=E15 FUS=[YR=2020] E11 FOP=[YR=2020] N4 E19 S6 W10 S1 W8 N3 W1\$ E1 S3 E8 N1 E10 S50 FOP=[YR=2020] S11 W25 STR=[YR=2020] S2 W4 N13 E4 S11\$ N11 E25\$ W27 N1 W3 N17 E3 N22 W3 N12\$ W15\$ PTR=E60 FUS=[YR=2020] E11 FOP=[YR=2020] N4 E19 S6 W18 N2 W1\$ E1 S2 E18 S32 W3 S18 FOP=[YR=2020] E3 S11 W25 N11 E22\$ W24 N1 W3 N17 E3 N22 W3 N12\$ W60\$.									